

## 8 Appendices

### Appendix 1 - Properties located within Camden's Centres

8.1 The following tables contain all the addresses which are within Camden's centres.

#### Properties located within the town centre core retail frontages

Camden Town	Core frontages south: 38-224 Camden High Street (E side) 57-265 Camden High Street (W side) Core frontages north: 267- 289 Camden High Street (W side) East yard, Chalk Farm Road (W side) 226-250 Camden High Street (E side) 1-89 Chalk Farm Road (E side) 2-18a Haverstock Hill (E side)
Hampstead	Core frontages: 1-47 (N side) and 55-84 (S side) Hampstead High Street, 4-62 (E side) and 23-47 (W side) Heath Street, 1-10 and 12-16 Perrins Court, 1-17 (NW side) and 2-10 (SE side) Flask Walk
Kentish Town	Core frontages: 124-282 (E side) and 189-345 (W side) Kentish Town Road
Kilburn High Road	Core frontages: 42-218 Kilburn High Road (E side)
Swiss Cottage	Core frontages: 135-265 Finchley Road O2 Centre
West Hampstead	Core frontages: 176-280 West End Lane (E side)

**Properties located within Camden's Neighbourhood Centres**

<b>Neighbourhood Centres located outside of the Central London Area</b>	
Adelaide Road	1-6 Chalk Farm Parade 3-13 Adelaide Road 157 Regent's Park Road
Albany Street/Robert Street	1-6 Chester Court 96-108 and 143-151 Robert Street
Belsize Park/Haverstock Hill	192-210 and 240-250 (east side) Haverstock Hill 147-211 Haverstock Hill (west side)
Belsize Village	7-12a Belsize Terrace 29-39 (south side) and 44-74 (north side)
Belsize Lane	1-3 Belsize Place
Brecknock Road/York Way	1-49 Brecknock Road (west side) 155-181 York Way (west side)
Chalcot Road	31 Edis Street 9-31 Princess Road 38-51 Chalcot Road (south west side)
Chester Road	60-86 Chester Road
Cricklewood Broadway	2-112 Cricklewood Broadway (east side)
Crowndale Road	1-11 Crowndale Court 2-22 Crowndale Road (north side)
Englands Lane	2-50 Englands Lane (north side) 41-55 Englands Lane (south side)
Fairfax Road	35-95 Fairfax Road (west side) 8-12 Fairhazel Gardens (north side) 1-13 Fairhazel Gardens (south side)
Finchley Road/West End Lane	322-340 West End Lane (east side) 363-369 West End Lane (west side) 455-489 Finchley Road (west side)
Fortess Road	127-173 Fortess Road (west side) 114-158 Fortess Road (east side) 225-235 Brecknock Road (west side)
Fortune Green Road	56-118 Fortune Green Road (east side)
Highgate High Street	49-50 Highgate West Hill 3-17, 25-27 and 31-71 Highgate High Street

	(south side)
Highgate Road	90-94, 95-117 and 139-157 Highgate Road
Lismore Circus	1-14 Lismore Circus
Mansfield Road	62-82 Mansfield Road (north side)
Mill Lane	4-9 The Mansions 31 Mill Lane (north side) 33-83 Mill Lane (north side) 32-114 Mill Lane (south side)
Murray Street	25 Agar Grove 1a-11 Murray Street
Queen's Crescent	131-203 Queen's Crescent (north side) 58-104 Queen's Crescent (south side) Cheriton Shops (21-30 Malden Road) 110-118 Malden Road (east side)
Regent's Park Road	51-119 Regent's Park Road (north side) 126-172 Regent's Park Road (south side) 1-4 Erskine Road 140-150 Gloucester Avenue (east side)
Royal College Street/Camden Rd	195, 201-211 Royal College Street (west side) 152-184 Royal College Street (east side) 84-128b Camden Road (east side) 57-75b Camden Road (west side) 159 St. Pancras Way
South End Green	1-65 South End Green (west side) 37 Pond Street
Swains Lane	1-4 Highgate West Hill (west side) 109-110 Highgate West Hill (east side) 1-25 Swains Lane (north side) 2-6 Swains lane (south side)
York Rise/Chetwynd Road	56-64 Chetwynd Road (south side) 61-69 Chetwynd Road (north side) 33-37 York Rise (west side) 12-24 York Rise (east side)
<b>Neighbourhood Centres located within the Central London Area</b>	
Brunswick Centre	1-39, 40-42, 44, 46, 48-50, 52, K1, K2, K4
Chalton Street (partly in Central London Area)	1-19 Chalton Street ) (west side) (not located in the Central London Area)

	25-37, 53-69 Chalton Street (west side) 16-18 Chalton Street (east side) (not located in the Central London Area) 20- 46 Chalton Street (east side)
Cleveland Street	86-126 Cleveland Street (east side)
Drummond Street	62-64 Hampstead Road 124-142, 92-122 Drummond Street (north side) 115-137 Drummond Street (south side)
Eversholt Street (North and South)	16-76 Eversholt Street (Euston House) (east side) 42-44 Doric Way 80-118 Eversholt Street (east side) 188-192 Eversholt Street (east side) 235-277 Eversholt Street (west side) 207-217 Eversholt Street (west side) 221-227 Eversholt Street (west side)
Goodge Street	2, 10-18 Goodge Street (north side) 22-50 Goodge Street (north side) 1-41, 42 Goodge Street (south side) 43-53 Goodge Street (south side)
Lamb's Conduit Street	20-94 Lamb's Conduit Street (east side) 29-63 Lamb's Conduit Street (west side)
Leather Lane	87-91 Clerkenwell Road 81-101 Leather Lane (west side) 11-12 Portpool Lane 9-75 Leather Lane (west side) 14-26 Leather Lane (east side) 50-96 Leather Lane (east side)
Marchmount Street/ Leigh Street/ Tavistock Place	31-77 Marchmount Street (west side) 81-93 Marchmount Street (west side) 56-84, 96 Marchmount Street (east side) 46, 50-56 Tavistock Place (south side) 23 Tavistock Place (north side) 1-7 Leigh Street (south side) 12-20 Leigh Street (south side) 65 Judd Street Medway Court Judd Street
Store Street	28-42 Store Street (south side)

## Appendix 2: Use Classes

### Use Classes Order and this Guidance

- 8.2 The Use Classes Order 1987 (as amended) groups together uses with similar characteristics and planning impacts. You do not need planning permission to change between two uses in the same use class. For example, a shop selling food can change to a travel agent without planning permission as they are both in use class A1 - shops.
- 8.3 The table below gives information on the use classes that are most relevant to this guidance. It gives examples of the type of premises which fall within each class and sets out what uses they can change to without the need for planning permission.

Use Class	Use	Examples of type of premises	Permitted change to other uses (i.e. planning permission not required)
A1	Shops	shops, post offices, sandwich bars, internet cafés, hairdressers, travel agents, dry clearers	none
A2	Financial and professional services	banks, building societies, estate agents, betting shops	To a shop (A1)
A3	Restaurants and cafés	Restaurants and cafés (selling food to be consumed on the premises)	To a shop (A1) or to financial and professional services (A2)
A4	Drinking establishments	pubs, bars etc	To a shop (A1), financial and professional services (A2) or a restaurant/café (A3)
A5	Hot food takeaways	Takeaways (selling food to be consumed off the premises)	To a shop (A1), financial and professional services (A2) or a restaurant/café (A3)
B1a	Business	offices	To storage and distribution use (B8), where no

			more than 235m <sup>2</sup>
C1	Hotels	hotels, B&Bs, guest houses	none
C3	Dwelling houses	houses, flats etc	none
D1	Non-residential institutions	medical and health services (e.g. clinics, health centres, crèches, day nurseries), places of worship and associated halls, museums, libraries	none
D2	Assembly and Leisure	cinemas, concert halls, bingo halls, gyms, sports uses	none
-	sui generis*	nightclubs, laundrettes, car showrooms	none

\* Sui generis is a Latin term which broadly means that something is “a class of its own”. In planning, it means that a use is not in any use class and planning permission is normally needed for them to change to any other use.

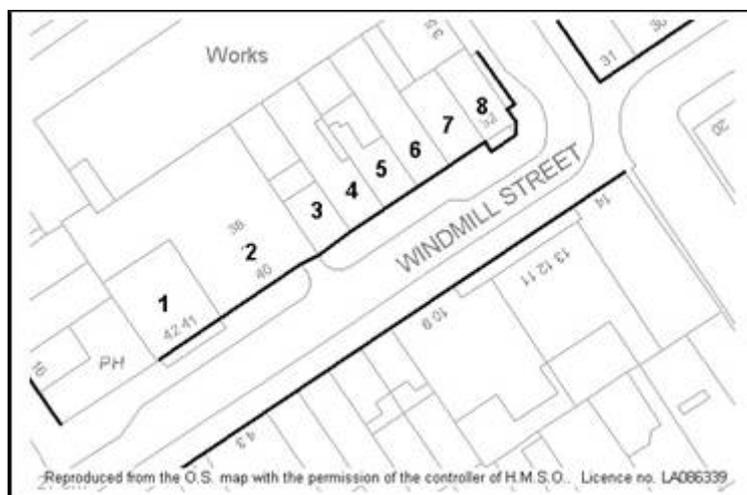
## Appendix 3: How to calculate the percentages of uses for frontages

### Introduction

- 8.4 This guidance aims to retain a certain proportion of premises in a particular use within designated centres. To do this we have defined rows of shops, called 'frontages', for each centre. See the maps in Section 3 and the list in Appendix 1 for details of each frontage. Within each frontage we aim to keep a particular percentage of premises in a specific use e.g. 75 % retail. This Appendix explains how to calculate the number of premises in a frontage and the how to work out the percentage of uses.

### Calculation of frontage percentages

- 8.5 A frontage will start at a road junction or where there are ground floor residential uses in the run, at the beginning of the first two consecutive non-residential uses at ground floor level. Frontages may continue around corners, or across entrances to premises above or rear, and may include isolated ground floor residential uses, but are ended at roadways that interrupt the run of premises.
- 8.6 The percentage is calculated as the number of premises in the specified use (e.g. food, drink and entertainment use) as a percentage of the total number of premises within the frontage. All calculations should be based upon the existing lawful use of the properties and valid planning permissions with potential to be implemented, and refer only to ground floor uses.
- 8.7 In some instances a shop unit may include a number of addresses, such as where two shops have been combined into one. For the purposes of this guidance they will be counted as one unit.
- 8.8 In the example below there are 11 different addresses within the commercial frontage, but only 8 individual shop premises. The percentage should be calculated on the basis of the 8 individual uses. For example, if there are two individual A3 uses within the frontage, this would account for 25 per cent of the frontage. Each individual frontage is shown by continuous coloured blocks on the relevant map.



## Appendix 4: Impacts and controls on Food, Drink and Entertainment Uses

- 8.9 The following table details the impacts and controls on food, drink and entertainment uses that the Council may use. It provides an overview of relevant Core Strategy and Development Policies and supplementary information that may be required with the submission of a planning application. Please note that not all controls are relevant to all applications.

Issue	LDF Policies	Type of control that may be used
1. Likely impact on use of public transport and other vehicles, transport congestion, stopping and parking by cars and taxis, and blocking of pavements	CS1, CS2, CS3, CS7, CS11, DP16, DP17, DP18, DP19, DP20, DP21, DP32	<p>Refusal of permission</p> <p>Submission of a Transport Impact Statement (for major proposals)</p> <p>For major proposals, a legal agreement could be used to provide:</p> <ul style="list-style-type: none"> <li>• a Green Travel Plan (to be reviewed periodically) including delivery arrangements</li> <li>• a contribution to funding of enhanced public transport</li> </ul> <p>Require details of servicing (including delivery) arrangements</p> <p>Annual permits are required for tables and chairs on the public highway. These are issued by the Council under Section 115 A-K of the Highways Acts 1980.</p>
2. Likely impacts of the activity on crime and anti-social behaviour in the vicinity	CS17	<p>Require designs that minimise opportunity for crime</p> <p>Condition requiring installation and monitoring of CCTV</p> <p>Legal agreement could be used to provide a contribution to Town Centre Management and community safety</p>
3. Proximity to local residents	CS5, DP26	<p>Refusal of permission</p> <p>Condition controlling opening hours</p> <p>Condition controlling noise / fumes</p> <p>Condition to prevent change within A3, A4, A5 Use Class</p>
4. Proposed opening hours	CS5, DP26	Condition controlling opening hours
5. Likely impacts caused by	CS5, DP26	<p>Refusal of permission</p> <p>Submission of an acoustic report</p>

Issue	LDF Policies	Type of control that may be used
fumes, noise and vibration created <b>on</b> the premises (e.g. by ventilation, food storage and other machinery and amplified music)		<p>Condition requiring installation of air handling equipment that limits fumes, noise and vibration</p> <p>Require designs that position machinery and outlets away from residences</p> <p>Condition requiring sound insulation or sound insulation required in design</p> <p>Require designs that minimise escape of noise and fumes from doors / windows, including controls on the provision of opening frontages (such as sliding and folding doors)</p> <p>Condition limiting hours of use of equipment</p> <p>Condition restricting the use of private outdoor forecourts / gardens for outdoor seating.</p> <p>Condition food outlets to install an effective fat trap and an effective disposal method to prevent drain and sewer blockages caused by fat, oil &amp; grease.</p>
6. Noise created elsewhere by operation of the premises (e.g. by customers and staff leaving)	CS5, DP26	<p>Condition controlling opening hours</p> <p>Require designs which seek to minimise noise disturbance outside premises</p>
7. Refuse and litter dropped outside a premises	CS5, CS18,	<p>Require designs to include refuse storage and recycling facilities within the curtilage of a premises where possible</p> <p>Legal agreement could be used to provide:</p> <ul style="list-style-type: none"> <li>• litter bins</li> <li>• a contribution to Town Centre Management and street cleaning</li> </ul>
8. The number and distribution of similar activities and their cumulative	CS5, CS7, DP10, DP11, DP12, DP14	<p>Refusal of permission</p> <p>Condition controlling opening hours</p> <p>Condition to prevent change within A3, A4, A5 Use Class</p>

Issue	LDF Policies	Type of control that may be used
impact (including valid planning permissions which have not yet been implemented)		
9. The effect of the development on the character, function, vitality and viability of the retail centre	CS7, DP10, DP11, DP12, DP14, DP15	Refusal of permission Condition requiring installation or retention of a shopfront Legal agreement be used to provide a contribution to Town Centre Management
10. Likely impact of any increase in the size of premises or change in the nature of activities	CS5, CS7, DP10, DP11, DP12, DP13, DP14, DP15	Condition to limit expansion of use (e.g. to private outdoor forecourts, gardens and/or basements) Condition to limit capacity/number of covers Condition to prevent change within A3, A4, A5 or D2 Use Class Basement conversions will require non return valves to prevent flooding